

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

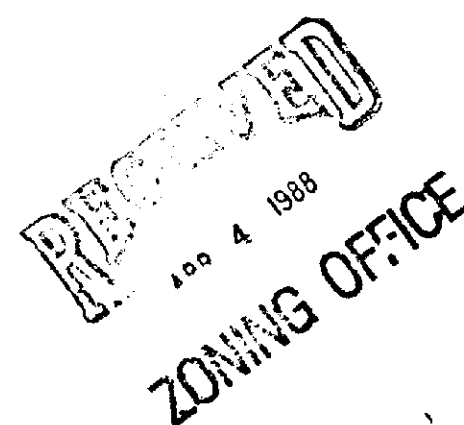
Mr. J. Robert Haines
TO: Zoning Commissioner
Date: March 24, 1988
P. David Fields
FROM: Director of Planning and Zoning
Zoning Petition Nos. 88-408-A,
88-409-A, 88-410-A, 88-411-A,
88-412-A, 88-413-A, 88-414-A,
88-415-A, 88-416-A, 88-417-A
SUBJECT: 88-414-A, 88-416-A, 88-417-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per J. Howell
P. David Fields
Director

PDF:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File



BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 244, Zoning Advisory Committee Meeting of January 17, 1988
Property Owner: Edgewood Corp.
Location: 665 Pulaski Hwy, 1300' E of Beltway District 15
Water Supply: meter Sewage Disposal: meter

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Planning Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal burner operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Planning Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____, conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
- () If not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 18, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 244 - Case No. 88-414-A
Petitioner: Leroy Merritt/Lessee: Edgewood Corp.
Petition for Zoning Variance

Dear Mr. Hennegan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:cer

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Towson, Maryland 21204



Maryland Department of Transportation State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

January 27, 1988

Re: Baltimore County
Meeting of 1/19/88
Edgewood Corporation
3/8/5 Pulaski Highway
1330' east of Interstate
695 ramp
(Item #244)

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
ATT: James Dyer

Dear Mr. Haines:

After reviewing the submittal dated April 22, 1987, for a variance to permit a required one parking space for each 50 square feet, the State Highway Administration-Bureau of Engineering Access Permits finds the plan generally acceptable.

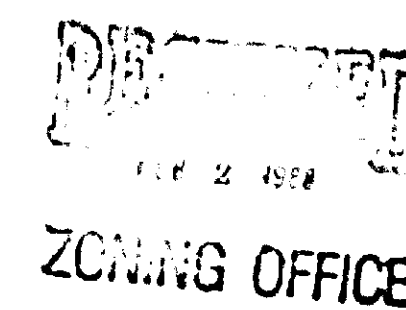
If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Gregory J. Mills, Jr.
Gregory J. Mills, Jr.
Acting Chief-Bureau of
Engineering Access Permits

LB/ea

cc: J. Ogle



My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Nationwide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

January 12, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Edgewood Corp.

Location: SE/S Pulaski Hwy., 1300' E. of Beltway (695) Ramp

Item No.: 244

Zoning Agenda: Meeting of 1/19/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and
Planning Group Approved: J. E. O'Hill
Special Inspection Division Fire Prevention Bureau

/s/

McDonald's

McDonald's Corporation
McDonald's Centre
3015 Williams Drive
Fairfax, Virginia 22031
703 698 4000

McDonald's Restaurant
8655 Pulaski Highway
15th District Baltimore County, Maryland

Beginning for the same on the southeast side of Pulaski Highway at the distance of 1330 feet more or less measured along the southeast side of Pulaski Highway from the center line of the Baltimore County Beltway, thence running and binding on the southeast side of Pulaski Highway North 44 degrees 51 minutes 27 seconds East 230 feet, thence leaving Pulaski Highway for three lines of division as follows: South 45 degrees 00 minutes 01 second East 175 feet, South 44 degrees 51 minutes 27 seconds west 230 feet and North 45 degrees 00 minutes 01 second west 175 feet to the place of beginning.

Containing 40,250 square feet of land.

jb/2669C

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

February 18, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

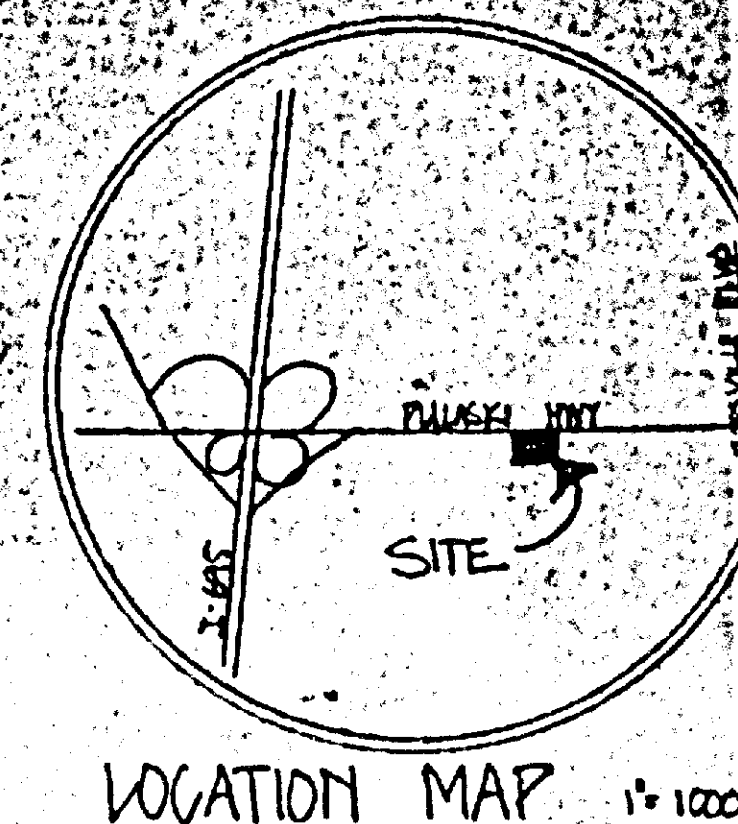
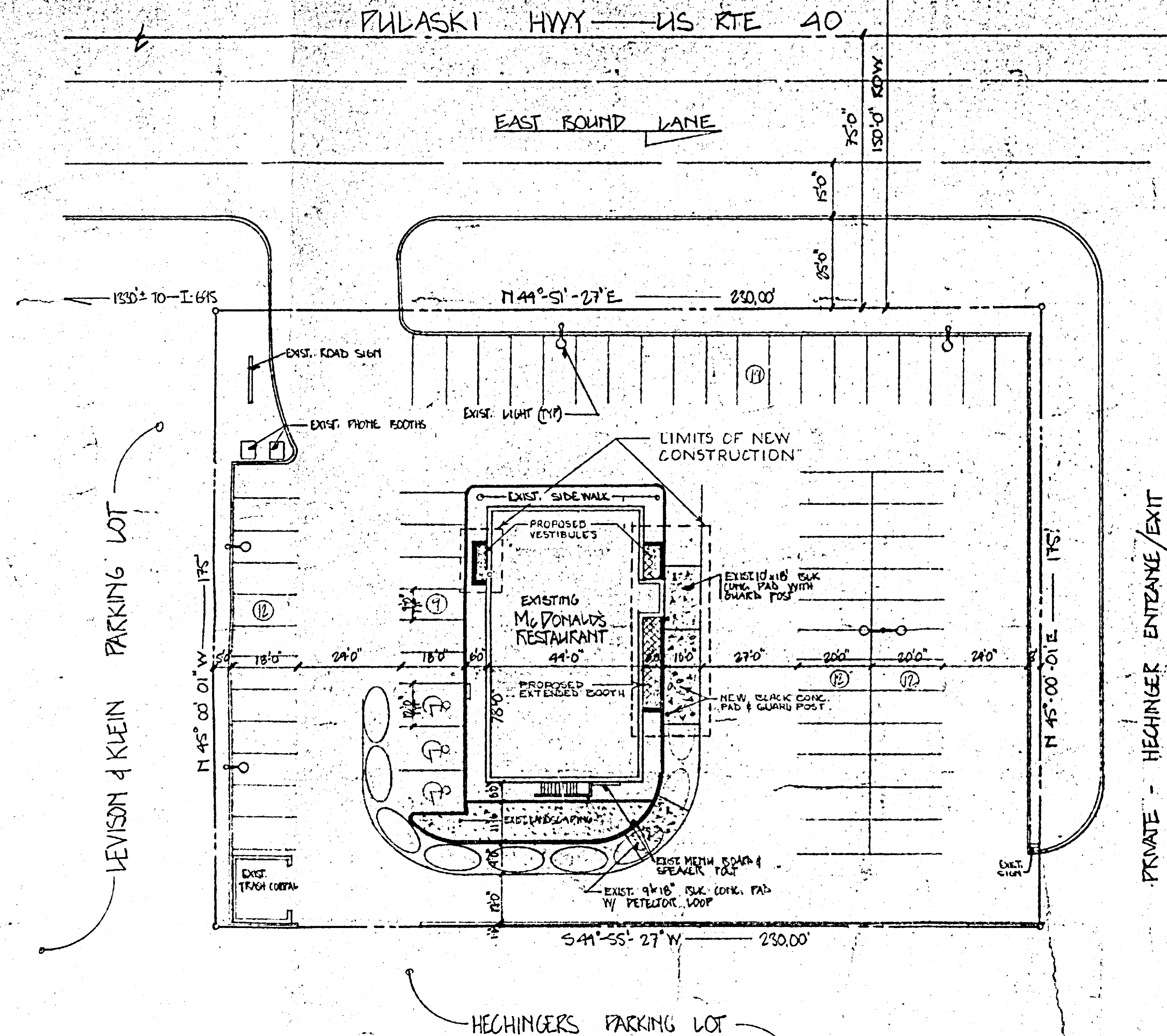
Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 242, 243, 244 and 245.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/pml-b



- GENERAL NOTES:**
- McDonald's Road Sign and Base are by the Sign Contractor. Conduit and Wiring are by the General Contractor.
 - Bases, Anchor Bolts, Conduit, and Wiring for All Other Signs are by the General Contractor.
 - 1/2" Empty Conduit to Locations Shown at the Lot Perimeter for Lot Lighting is by the General Contractor. Lighting Fixtures, Bases, Poles, Conduit, and Wiring are by the Owner/Operator.
 - Bases for Flagpoles are by the General Contractor. Anchor Bolts are by the Flagpole Supplier.
 - Proposed Utilities are Shown in Schematic Only. Exact Locations shall be Field Determined to Allow for the Most Economical Installation.
 - The Contractor shall Coordinate with All Utility Companies to Determine Exact Point of Service Connection at Existing Utility. Refer to the Building Electrical and Plumbing Drawings for Utility Service Entrance Locations, Sizes, and Circuiting.
 - All Elevations Shown are in Reference to the Benchmark and must be Verified by the General Contractor At Groundbreak.
 - Finish Walk and Curb Elevations shall be 8" Above Finish Pavement.
 - All Landscape Areas shall be Rough Graded to 8" Below Top of All Walks and Curbs. Finish Grading, Landscaping, and Sprinkler Systems are by the Owner/Operator.

PAVING SPECIFICATION:
(Minimum 2" Total Compacted Asphalt Thickness.)

1" TOPPING COURSE
2" BASE COURSE
6" CRUSHED STONE

Note: McDonald's Engineer Reserves The Right To Request A Compression Test And/Or A Core Sample. If Tests Prove Correct, Per Above Specifications, Tests Will Be At The Expense Of McDonald's. Otherwise, G.C. Will Be Charged.

LOT LIGHTING RECOMMENDATION:

— EXISTING —

Note: Electrical Contractor To Circuit Lot Lighting As Needed.

PARKING INFORMATION:

Total Spaces:	61	Spaces	9' x 18' @ 90°
	3	Spaces	12' x 18' @ 90°
		Spaces	x @ .
		Spaces	x @ .

UTILITY INFORMATION:

Size:	Type:	Location:
Sanitary Sewer		
Water		
Storm Sewer		
Electric		
Gas		

SURVEY INFORMATION:

Prepared By: FRANK S. LEE
201-681-6111

Dated: 6-28-83

LEGEND:

Sanitary Sewer	S	Gas	G
Water	W	Lot Light	LP 30
Storm Sewer	ST	Existing Elevation	(78.5)
Electric	E	Proposed Elevation	(77.9)

PLAN SCALE: 1" = 20'

STREET ADDRESS:
8655 PULASKI HWY

CITY: ROSSVILLE **STATE:** MARYLAND

COUNTY: BALTIMORE

PROPOSED EXTENDED BOOTH & VESTIBULE ADDITION

McDonald's

These plans and specifications are the property of McDonald's Corporation and shall not be reproduced without their written permission.

PLAN STATUS:

Description	Date	By	Revisions	Plan Checked	As-Built Drawn
Preliminary Draw	9/26/83	FF	6		
Revisions					
1. KUD RLS CONSULTING	11-13-83	FF	6		
2. EXT. ELEVATION	4-5-84	RP	6		
3. ADDED NOTES	2-24-87	MS			
4. ADDED VESTIBULES	4-23-87	MS			

REGIONAL DWG. NO.: 113-19

CORPORATE DWG. NO.:

SP-1 of 1

NOTES:

EXISTING USE: RESTAURANT W/DRIVE-THRU
PROPOSED USE OF ADDITION: 1) STORAGE...
2) OFFICE
3) CASHIER WINDOW
4) VESTIBULE

EXISTING ZONING: BR
AREA OF LOT: 40,250 S.F.
AREA OF EXISTING BLDG: 3520.6 S.F.
AREA OF PRDP. ADDITION: 2602.5 S.F.
TOTAL 3780.8 S.F.

PARKING REQUIREMENTS:
1 SPACE PER 50 S.F. = 3780.8 S.F. ÷ 50 = 76 SPACES

CURRENT PARKING REQUIRED BY CODE: 71
PARKING REQUIRED PER VARIANCE: 64
(BZA CASE: 84-31-A)

CURRENT PARKING SPACES: 64
ADDED SPACES PER NEW CONSTRUCTION: 5
PARKING REQUIRED: 69
PARKING AVAILABLE: 64
VARIANCE NEEDED FOR: 5 SPACES

PETITIONER'S EXHIBIT 1

